

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON OCTOBER 20, 2004
(Approved November 4, 2004)

The Planning Commission held their monthly meeting on Wednesday, October 20, 2004. Present for the meeting were Harold Kulp, Walter Woessner, Constance Megay, and Roy Kolb. Also, present was Brady Flaharty of ARRO Consulting, Inc. and John Yurick and Casey Moore of McMahon Associates, Inc.

Mr. Kulp called the meeting to order at 7:00 p.m. and the pledge was recited.

CITIZENS COMMENTS

No citizen comments

1. MINUTES

Mr. Woessner moved to approve the minutes of the September 15, 2004 monthly meeting as presented. Mrs. Megay seconded the motion. The motion carried unanimously.

2. COVENTRY BUSINESS PARK

Mr. Glen Kelczewski of Conver of Conver and Smith Engineering, Inc., Mr. Marvin Colona and Frank Zabowski of FAZ Associates were present. There was a discussion regarding the Coventry Business Park HOP plan, Township Engineer letter dated September 30, 2004, Township Traffic Engineer letter dated September 29, 2004 and PADOT letter dated September 27, 2004.

The applicant presented three alternative traffic designs for the intersection at Route 724 and Fricks Lock Road. There were concerns regarding the affect the proposed traffic plan will have on Double M, a business that resides on Fricks Lock Road adjacent to the proposed Coventry Business Park. The Planning Commission requested written documentation from Double M agreeing to a traffic plan.

Mr. Woessner moved to recommend Alternate #3, submitted this evening by the applicant, for traffic management. Mrs. Megay seconded the motion. Mr. Kulp abstained due to a conflict of interest. The motion carried.

3. COVENTRY SELF STORAGE

Mr. Glen Kelczewski of Conver and Smith Engineering, Inc. and Mr. Kurt Sandberg was present.

Mrs. Megay moved to recommend waivers from Sections 702.8, 705.4 and 705.5 of the Subdivision and Land Development Ordinance to allow the ultimate right-of-way along the Old Schuylkill Road frontage of Lot #1 not to be offered for dedication. Mr. Woessner seconded the motion. The motion carried unanimously.

Mr. Woessner moved to recommend waivers from Sections 705.5 and 708.7 of the Subdivision and Land Development Ordinance to allow no roadway improvement along the Old Schuylkill Road frontage for Lots #1 and #3 contingent that 1) the applicant furnish the Township, in a manner and form acceptable to the Township, an improvements cost estimate and fee in lieu for the required pavement widening, shoulder improvements and curbing along the Old Schuylkill Road frontage for Lot #3, Lot #4, and the lands of Rebecca M. and Mark D. Elliott; and 2) a note be placed on Sheet Nos. 2, 3 and 4 indicating that the pavement shall be widened, should improved and curb installed along the Old Schuylkill Road frontage of Lot #1 as required by the Subdivision and Land Development Ordinance in effect at the time plan review application is made for any future subdivision and/or land development of Lot #1. Mrs. Megay seconded the motion. The motion carried.

Mr. Woessner moved to recommend waiver from Section 709 of the Subdivision and Land Development Ordinance to allow no curbing to be installed along the Old Schuylkill Road frontage for Lots #1 and #3. Mrs. Megay seconded the motion. The motion carried.

4. IVYWOOD ESTATES

Mr. David Brewer of T.H. Properties was present. There was a review of Township Engineer letter dated July 6, 2004, Township Traffic Engineer letters dated July 20 and July 28, 2004 and Township Planner letter dated July 19, 2004.

Mr. Brewer asked if traffic impact fees could be utilized for the Pheasant Lane improvements and expanded traffic study. Mr. Yurick responded the traffic impact fees could not be used for that purpose.

Mrs. Megay noted there are no provisions for open space or recreational facilities as described in Section 1115 of the Zoning Ordinance. Mr. Woessner noted a list of waivers is required. Mr. Kolb inquired about the possibility of the providing direct access to the adjoining school property.

5. HEYSER PARK

Mr. Woessner moved to recommend approval of Heyser Park final minor subdivision plan last revised August 17, 2004. Mrs. Megay seconded the motion. The motion carried.

6. SHANTZ SUBDIVISION

Mrs. Megay moved to accept for review sketch plan dated October 8, 2004 for the Shantz subdivision. Mr. Woessner seconded the motion. The motion carried.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

A workshop meeting will be held November 4, 2004 at 7:00 p.m. to discuss zoning issues and the next monthly meeting will be held November 17, 2004 at 7:00 p.m.

ADJOURNMENT

Mrs. Megay moved to adjourn the monthly meeting at 9:45 p.m. Mr. Kolb seconded the motion. The motion carried.

Respectfully submitted,

Bonnie L. Frisco
Secretary